



**STAFF HEARING OFFICER  
AGENDA**

**Susan Reardon  
Staff Hearing Officer/Senior Planner**

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**DAVID GEBHARD PUBLIC MEETING ROOM  
630 GARDEN STREET  
WEDNESDAY, NOVEMBER 9, 2016  
9:00 A.M.**

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**Website: [www.SantaBarbaraCA.gov](http://www.SantaBarbaraCA.gov)**

**NOTICES:**

- A. This regular meeting of the Staff Hearing Officer can be viewed live on City TV-18, or on your computer at [www.SantaBarbaraCA.gov/CityTV](http://www.SantaBarbaraCA.gov/CityTV). You can also click on [www.SantaBarbaraCA.gov/CityTVProgramGuide](http://www.SantaBarbaraCA.gov/CityTVProgramGuide) for a rebroadcast schedule. An archived video copy of this meeting will be viewable on computers with high speed internet access the following Monday at [www.SantaBarbaraCA.gov/SHOVideos](http://www.SantaBarbaraCA.gov/SHOVideos).
- B. **AMERICANS WITH DISABILITIES ACT:** In compliance with the Americans with Disabilities Act, if you need special assistance to gain access to, comment at, or participate in this meeting, please contact the SHO Commission Secretary at (805) 564-5470, extension 3308, or by email at [SHOSecretary@SantaBarbaraCA.gov](mailto:SHOSecretary@SantaBarbaraCA.gov). If possible, notification at least 48 hours prior to the meeting will enable the City to make reasonable arrangements in most cases.
- C. This agenda schedule is subject to change. It is recommended that applicants and interested persons arrive at 9:00 a.m.
- D. The scope of a project may be modified as it proceeds through the planning process. If you have any questions, wish to review the plans, or wish to be placed on a mailing list for future agendas for an item, please contact the Case Planner as listed in the project description below. Our office hours are 8:30 a.m. to 4:30 p.m., Monday through Thursday, and every other Friday. Please check our website under [City Calendar](#) to verify closure dates.
- E. **AGENDAS, MINUTES and REPORTS:** Copies of all documents relating to agenda items are available for review at 630 Garden St. and posted online at [www.SantaBarbaraCA.gov/SHO](http://www.SantaBarbaraCA.gov/SHO). Please note that online Staff Reports may not include some exhibits. Materials related to an item on this agenda submitted to the Staff Hearing Officer after distribution of the agenda packet are available for public inspection in the Community Development Department located at 630 Garden St., during normal business hours.

**I. PRELIMINARY MATTERS:**

- A. Requests for continuances, withdrawals, postponements, or addition of ex-agenda items.
- B. Announcements and appeals.
- C. Comments from members of the public pertaining to items not on this agenda. [Due to time constraints, each person is limited to two (2) minutes.]

**II. CONTINUED ITEM:**

**\* THE FOLLOWING AGENDA ITEM WAS CONTINUED FROM THE OCTOBER 12, 2016 HEARING. \***

**A. APPLICATION OF TRISH ALLEN, AGENT FOR CAMMIE & MARK BELL, 825 ROBLE LANE, APN 019-252-008 & 019-252-009, E-1 ZONE, GENERAL PLAN DESIGNATION: RESIDENTIAL 3 UNITS/ACRE (MST2016-00048) CONTINUED FROM OCTOBER 12, 2016 HEARING**

The proposed project would add a new 645 square foot third-story to an existing 1,778 square foot, two-story single-family residence with an existing 379 square foot attached two-car garage. The proposal includes a 265 square foot deck at the third floor level with a trellis, chimney and fireplace, a 30 square foot first-floor addition, and demolition of 13 square feet of the second floor. The project includes a Voluntary Lot Merger of the subject lot and the adjacent small vacant lot to the east. The proposed total of 2,819 square feet on a 10,646 square foot lot in the Hillside Design District is 74% of the allowable maximum floor-to-lot area ratio (FAR). The existing house and the proposed additions encroach into the required front and interior setbacks.

The discretionary applications required for this project are:

- 1. Front Setback Modification to allow additions and alterations in the required 30 foot front setback (SBMC §28.15.060 and §28.92.110);
- 2. Interior Setback Modification to allow additions and alterations in the required 10-foot interior setback (SBMC §28.15.060 and §28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301, Existing Facilities, and 15305, Minor Alterations In Land Use Limitations.

Case Planner: Tony Boughman, Assistant Planner

Email: [TBoughman@SantaBarbaraCA.gov](mailto:TBoughman@SantaBarbaraCA.gov) Phone: (805) 564-5470, ext. 4539.

### III. NEW ITEMS:

A. **APPLICATION OF DAVID WATKINS, AGENT FOR DAVID P. MEYERS, 1032 SANTA BARBARA ST, APNS 029-212-002 & 029-212-024, C-2 (COMMERCIAL) ZONE, GENERAL PLAN DESIGNATION: COMMERCIAL/HIGH DENSITY RESIDENTIAL (MAX: 28-36 DU/AC)/PRIORITY HOUSING OVERLAY (MST2016-00071)**

The proposal is a mixed-use project using the Average Unit Density (AUD) Program (Priority Housing Overlay) on two lots totaling 7,908 square feet, with a density of 48 dwelling units per acre (du/ac). The project is proposed as a three-story building with eight (8) units and 1,369 square feet of nonresidential development, and 11 covered parking spaces. The units will include seven (7) two-bedroom units and one (1) studio unit, with an average unit size of 970 square feet. An existing one-story office building and a one-story single-family residence are proposed to be demolished. A Voluntary Lot Merger to merge parcels APN 029-212-002 and APN 029-212-024 to create a single lot will be required.

The discretionary application required for this project is an Outdoor Living Space Modification to allow development of a dwelling unit in a multi-family residential project without providing the required private outdoor living space (SBMC §28.21.081 and §28.92.110);

The project requires an environmental finding pursuant to California Environmental Quality Act Guidelines Section 15183.

Case Planner: David Eng, Planning Technician II

Email: [DEng@SantaBarbaraCA.gov](mailto:DEng@SantaBarbaraCA.gov)

Phone: (805) 564-5470, ext. 5541.

B. **APPLICATION OF WILLIAM CHAPPELL, AGENT FOR STEPHEN BAY, 855 MIRAMONTE DRIVE, APN 035-050-038, E-1 (ONE FAMILY RESIDENCE) ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 DU/ACRE) (MST2015-00200)**

The 30,298 square foot site is currently developed with a 2,600 two-story single-family dwelling with rear attached uncovered decks and an attached 400 square foot two-car garage. A permit was issued in 2015 for the addition of a 12' x 60' lap pool, spa, bocce court, exterior stairs, retaining walls, pergola and built-in outdoor kitchen, and fencing at an existing single-family residence. The project included alterations to an existing deck, wall, and columns, 100 cubic yards of grading to be balanced on site, and additional landscaping and site paving.

The discretionary application required for this project is an Interior Setback Modification to allow the two as-built decks to encroach within the required ten-foot interior setback (SBMC § 28.15.060 and SBMC § 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Case Planner: Betsy Teeter, Planning Technician II

Email: [BTeeter@SantaBarbaraCA.gov](mailto:BTeeter@SantaBarbaraCA.gov)

Phone: (805) 564-5470, ext. 4563.

**C. APPLICATION OF JILL HORTON, AGENT FOR WILLIAM SKIDMORE, 1746 LA CORONILLA, APN 035-081-002, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (MAX. 3 DU/ACRE (MST2016-00371))**

The 6,940 square foot site is currently developed with a 2,130 square foot one-story single-family dwelling with an attached 380 square foot two-vehicle carport and a side attached patio cover. The proposed project is to demolish the patio cover and enclose a portion of the patio area to habitable space. The proposed total of 2,546 square feet is 87% of the maximum guideline floor-to-lot area ratio (FAR).

The discretionary application required for this project is an Interior Setback Modification to allow an addition to the residence and a new window opening within the required ten-foot interior setback (SBMC § 28.15.060 and SBMC § 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Case Planner: Betsy Teeter, Planning Technician II

Email: [BTeeter@SantaBarbaraCA.gov](mailto:BTeeter@SantaBarbaraCA.gov)

Phone: (805) 564-5470, ext. 4563.

**D. APPLICATION OF BRITTON JEWETT, ARCHITECT FOR BARBARA MATHEWS, 2105 ANACAPA STREET, APN: 025-242-011, E-1 ONE-FAMILY RESIDENCE ZONE, GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (3 DU/ACRE) (MST2008-00311).**

The 9,448 square foot project site is located on the corner of Anacapa and Padre Streets. The prior approved project involved the demolition of the existing structures, and the construction of a new 2,735 square foot, one-story residence above an existing 1,752 square foot basement, and add a 1,405 square foot partial basement and attached two-car garage. The proposed total of 5,892 square feet of development on a 9,372 square foot lot is 97% of the required maximum floor-to-lot area ratio (FAR). The project requires compliance with Staff Hearing Officer Resolution No. 024-09, and Planning Commission Resolution No. 021-09. A subsequent Modification was granted in 2014 as a revision to the project to allow an approximately six-square foot addition to the garage and minor alterations to the garage for compliance with the minimum two-car garage dimensions. The current project is for a revision to include alterations to windows, patios, gates, fencing, railings, and other building details, an alteration to the front entry doorway, rooftop and eave, and a new outdoor kitchen with a built-in barbeque and a pizza oven to be located on the front patio in the secondary front yard.

The discretionary applications required for this project is a Front Setback Modification to allow the new built-in barbeque and pizza oven to encroach into the required thirty-foot front setback (SBMC § 28.15.060 and SBMC § 28.92.110).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Sections 15301 and 15305 (Existing Facilities and Minor Alterations in Land Use Limitations).

Case Planner: Betsy Teeter, Planning Technician II

Email: [BTeeter@SantaBarbaraCA.gov](mailto:BTeeter@SantaBarbaraCA.gov)

Phone: (805) 564-5470, ext. 4563.

**E. APPLICATION OF DON SWANN, APPLICANT FOR AARON GILLES, 270 COLEMAN AVENUE, 045-081-009, E-3 SINGLE-FAMILY RESIDENTIAL ZONE, GENERAL PLAN AND LOCAL COASTAL PLAN DESIGNATION: RESIDENTIAL 5 UNITS PER ACRE (MST2016-00404).**

The project consists of a 453 square foot one-story addition to the existing 1,175 square-foot one-story single-family residence and construction of a new 383 square foot attached two-car garage. The project includes demolition of the existing 403 square foot attached garage, and minor interior remodel of 42 square feet. The new garage and bedroom addition are proposed to encroach into the northerly interior setback. The discretionary applications required for this project are:

1. An Interior Setback Modification to allow the new garage to be constructed within the required six foot interior setback (SBMC §28.92.110);
2. A Coastal Development Permit (CDP2016-00013) to allow the proposed development in the Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15301, Existing Facilities, and Section 15305, Minor Alterations In Land Use Limitations.

Case Planner: Tony Boughman, Assistant Planner

Email: [TBoughman@SantaBarbaraCA.gov](mailto:TBoughman@SantaBarbaraCA.gov)

Phone: (805) 564-5470, ext. 4539.

**F. APPLICATION OF KEITH RIVERA, ARCHITECT FOR BRAD & CYNTHIA FROHLING LIVING TRUST, 321 OCEANO AVENUE, 045-071-003, R-2 TWO FAMILY RESIDENCE ZONE, GENERAL PLAN AND LOCAL COASTAL PLAN LAND USE PLAN DESIGNATION: RESIDENTIAL, 12 DWELLING UNITS PER ACRE (MST2015-00347).**

The proposed project involves construction of a new two-story residential duplex consisting of a 1,765 square foot unit with a 444 square foot attached 2-car garage, and a 2,037 square foot unit with a 443 square foot attached 2-car garage. Related site grading, utilities, paving, drainage and landscaping are also proposed. The 7,564 square foot project site is currently developed with a 1,186 square foot one-story single-family dwelling, including a 228 square foot attached 2-car garage, which will be demolished.

The discretionary applications required for this project are:

1. A Lot Area Modification to allow greater residential density than currently allowed in the R-2 zone due to R-2 lot slope density requirements (SBMC §28.18.075 and SBMC §28.92.110.A.2); and
2. A Coastal Development Permit (CDP2015-00012) to allow the proposed development in the Non-Appealable Jurisdiction of the City's Coastal Zone (SBMC §28.44.060).

The Environmental Analyst has determined that the project is exempt from further environmental review pursuant to the California Environmental Quality Act Guidelines Section 15183, Projects Consistent With A Community Plan Or Zoning, and Section 15305, Minor Alterations In Land Use Limitations.

Case Planner: Tony Boughman, Assistant Planner

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**IV. ADJOURNMENT:**

## **CITY OF SANTA BARBARA STAFF HEARING OFFICER MEETING PROCEDURES**

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The public is invited to speak on any item on the Staff Hearing Officer Agenda. After receiving recognition from the Staff Hearing Officer, please approach the podium and speak into the microphone. State your name and purpose for appearing. Your name and comments will be entered into the public record.

The order of presentation after the Staff Hearing Officer introduces the item is as follows:

1. Presentation by Staff (3 minutes)\*.
2. Presentation by Applicant (5 minutes)\*.
3. Public Hearing\*.
4. Additional response by Applicant/Staff (5 minutes)\*.
5. Questions and comments by the Staff Hearing Officer.
6. Staff Hearing Officer Consideration of Findings and Conditions of Approval.
7. Action taken by the Staff Hearing Officer.

**\*Time may be extended or limited by the Staff Hearing Officer.**

Items that generate a large amount of citizen interest may be taken out of their scheduled order on the agenda as a courtesy to the public in attendance. Where there are a large number of people wishing to speak on an item, the Staff Hearing Officer may limit time allotted to each speaker.

**WRITTEN COMMENT PROCEDURE:** Written testimony is invited and will be entered into the public record. Written information can be submitted prior to the meeting to the Planning Division Office, 630 Garden Street. Only one copy is required. Longer written statements must be submitted as early as possible to allow the Staff Hearing Officer time to adequately consider the information. The preferred submittal time for written statements is Friday at noon for the following Wednesday's meeting. Written statements submitted at the meeting are limited to two (2) pages and three (3) copies are required.

It is not possible to determine the precise time an item will be heard. The Staff Hearing Officer meetings are broadcast live on the Government Access Television Channel 18. Monitoring will assist in determining when the item will come up. Any continued items are announced at the beginning of the meeting and repeated throughout the meeting by the Staff Hearing Officer.

**APPEALS AND SUSPENSIONS:** Most items before the Staff Hearing Officer may be appealed to the Planning Commission. In addition, the Planning Commission may take action to suspend any decision of the Staff Hearing Officer and schedule a public hearing before the Planning Commission to review said decision. Any appeal or suspension must be filed with the Community Development Department within ten calendar days of the date of the Staff Hearing Officer's decision. For further information on appeals or suspensions, contact the Planning Division Staff at (805) 564-5470.

Any further information on the Staff Hearing Officer or Planning Commission meeting procedures or agenda items may be obtained by calling the Planning Division at (805) 564 -5470.

**AMERICANS WITH DISABILITIES ACT:** If you need auxiliary aids or services or staff assistance to attend or participate in this meeting, please contact the SHO Secretary at (805) 564-5470, extension 3308 or by email at [SHOSecretary@SantaBarbaraCA.gov](mailto:SHOSecretary@SantaBarbaraCA.gov). If possible, notification at least 48 hours prior to the meeting will usually enable the City to make reasonable arrangements. Specialized services, such as sign language interpretation or documents in Braille, may require additional lead time to arrange.